

The application is for full planning permission for a single storey rear extension and a detached garage to this dwellinghouse.

The application site is located within the village envelope of Wood Lane, in the Rural Area, as indicated on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expired on the 23rd November but the applicant has agreed an extension of time to the statutory determination period to the 11th December 2020.

RECOMMENDATION

Permit, subject to conditions relating to the following: -

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Matching facing and roofing materials**

Reason for Recommendation

Given the acceptable design and appearance of the proposed extension and detached garage it is considered that they would not harm the character or integrity of the original dwelling or the visual amenity of the area and street scene. There would also be no significant loss of amenity to neighbouring residential amenity levels. The proposals accord with Policy H18 of the Newcastle under Lyme Local Plan 2011, Policy CSP1 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and the guidance and requirements of the National Planning Policy Framework 2019.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the plan

This is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework and no amendments to the scheme were necessary.

Key Issues

The application is for full planning permission for a single storey rear extension and a detached garage to this dwellinghouse.

The application site is located within the village envelope of Wood Lane, in the Rural Area, as indicated on the Local Development Framework Proposals Map.

The key issues in the determination of this planning application are considered to be:

- Design and Impact upon Character of the Area, and
- Impact on Residential Amenity

Design and Impact upon Character of the Area

Paragraph 124 of the National Planning Policy Framework (the Framework) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 of the framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and

sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Saved Policy H18 of the Local Plan relates specifically to the design of residential extensions and advises that the form, size and location of the extension should be subordinate in design to the original dwelling to be extended and the extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwelling.

Policy CSP1 of the Core Spatial Strategy outlines how the design of new development is assessed which includes amongst other requirements the need to promote and respect the areas character and identity.

The proposed extension represents a modest extension at the rear of this end of terrace property. It would have a flat roof to match the existing flat roof outrigger at the rear. Materials are also proposed to match the existing outrigger. On the basis of its modest size, acceptable appearance and the lack of impact on the character of the original dwelling or street scene, it is considered that the extension accords with Policy H18 of the Local Plan.

The proposed detached garage would also be of a modest size and would have a pitched tiled roof. It would be located to the rear of the main dwelling and whilst it would be visible from Wesley Street, it would be viewed in the context of other domestic garages, and its acceptable appearance would ensure that no significant harm would be caused to the visual amenity of the area. Therefore, it accords with development plan policies and the guidance and requirements of the NPPF.

Impact on Residential Amenity

Criterion f) within Paragraph 127 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

SPG (Space Around Dwellings) provides guidance on privacy, daylight standards and environmental considerations.

The proposed extension and detached garage are both of a modest size and due to the relationship with neighbouring buildings they would comply with the guidance of the Council's SPG. On this basis, the proposals would not significantly harm the residential amenity levels of neighbouring occupiers, which is in accordance with the guidance and requirements of the NPPF.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy ASP6: Rural Area Spatial Policy

Policy CSP1: Design Quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H18: Design of residential extensions where subject to planning control

Other Material Considerations include:

[National Planning Policy Framework \(2019\)](#)

[Planning Practice Guidance \(2014 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Relevant Planning History](#)

None relevant

[Views of Consultees](#)

Audley Parish Council support the application.

[Representations](#)

None received.

[Applicant's/Agent's submission](#)

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00722/FUL>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

20th November 2020